



AT 3
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING RECEIVED

THIS IS A NEW PROJECT REFERRAL

DATE: 9/4/2013

TO: PW

SEP 11 2013

FROM: Schani Siong - North County Team / Development Review

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: SUB2013-00023 COAL13-0058 TAFT- Proposed lot line adjustment between 2 parcels of 136.57 acres and 172.73 acres, created 2 parcels of 96.46 acres and 212.84 acres. Project site located Santa Clara Road in Atascadero. APNs: 034-434-006, 007, 011, and 014.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached comments & map checklist.
Recommend approval subject to recommended conditions

Date 9/20/13

Name D RION

Phone x 5265

21.02.030 Lot Line Adjustment Check List

for project number

COAL 13.058

SUB 2013-00023

Status	Item
✓	Title Report
✓	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment.
✓	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.
✓	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on survey data, calculated data, or information of record. If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq.
✓	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.
✓	Lot areas. The area of all existing and proposed parcels shall be identified and listed in acres or square feet.
✓	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
0	Streets. The locations, names, county road numbers , and widths of all adjoining and contiguous highways, streets and ways.
0	Easements. The locations, purpose, and width of all existing and proposed easements streets (with proposed names) and appurtenant utilities.
✓	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures. <u>SALINAS RIVER</u>
N/A	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.
N/A	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
0	Flood hazard. The location of all areas subject to inundation or Stormwater overflow. <u>PARCEL 2</u>
✓	Property description. A description of the property as well as the assessor's parcel number(s) for the property.
✓	Map information. A north arrow and scale and a vicinity map.
	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels.
	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.

X = Not Applicable 0 = Requires Compliance ✓ = Complied

COAL 13-0058 SUB 2013-0023

Public Works Dept Referral Response 09/20/2013, Doug Rion

Map Comments

Area subject to Flood hazard per FEMA panel 06079C0853G is not shown as required per 21.02.030(3)(xi)

Indicate County Road #4059 for Santa Clara Road.

A portion of the Atascadero Colony subdivision adjacent to the southwest of the project is incorrectly labeled as "Rancho Santa Margarita"

Recommended Conditions

Record a Declaration of Restrictive Covenant or access easement to provide access to proposed Parcel 1 over proposed Parcel 2. The Covenant or easement must be recorded prior to or concurrent with recordation of the Lot Line Adjustment.



SAN LUIS OBISPO COUNTY ³

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/4/2013

TO: Env. Health

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☐ NO (Please go on to PART III)

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Verify that the well serving the existing development
will remain on the parcel served after the adjustment.

10/1/13
 Date

[Signature]
 Name

x5551
 Phone